



JOHN ROBERTS & Co  
estate agents



Blyth House Shepherds Lane, Chorleywood, WD3 5HB

Guide Price £2,250,000



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# Blyth House Shepherds Lane

Chorleywood, WD3 5HB

- Beautiful 1920's country residence set in idyllic grounds of 2.2 acres.
- Five elegant double bedrooms with charming enviable views.
- Three delightful reception rooms.
- Detached oak double garage with guest accommodation / office space.
- Extensive attractive outbuildings / offices.
- Rural setting, moments from Chorleywood village, station and schools.
- Bespoke kitchen/breakfast room with dual fuel Aga.
- Three well appointed bathrooms ( two en-suite).
- Tennis Court set in stunning mature gardens with fruit trees & paddock.
- EPC: D

Blyth House is an elegant, 1920's secluded country home set on a country lane, a convenient short distance from Chorleywood village, station and popular schools.

Nestling in just over two acres of private mature gardens complete with tennis court, this stunning family home has been lovingly cared for by the same family for almost fifty years.

Tastefully refurbished in 2009 and retaining many original features including a beautiful wooden staircase, this period property has also been sympathetically extended to create the highly desirable home it is today.

At the heart of this exceptional home is the cosy kitchen / breakfast room with bespoke cabinetry and a striking cherry red, dual fuel Aga. A separate laundry / utility room offers extensive storage cupboards and there's a lovely cloakroom.

On the ground floor are three delightful reception rooms, all with enviable views to the beautiful gardens surrounding the property. A large patio with electric awning and heaters provides further space for entertaining.

The property has five charming double bedrooms, two with en-suite bathrooms, and there is a well-appointed family bath / shower room.

Externally, the gravelled driveway offers ample parking and electric car charging point. A detached solid oak double garage with barn-style doors has a large room above for ideal guest accommodation or a home office, with a kitchen and shower room on the ground floor.

Several attractive outbuildings, including a large-detached home office and gym, offer additional flexible spaces for work or pleasure.

The extensive grounds, mainly laid to lawn with mature trees and hedging affording privacy from surrounding farmland beyond. A true delight they comprise beautifully maintained gardens, a paddock, mature fruit trees, vegetable garden, raised pool and pond with a fountain.



## SITUATION:

This property enjoys access to Chorleywood village, with its varied shopping facilities and railway station which provides a Chiltern Line/Met Line service into London. For those who drive, there is access to the M25 at junctions 17 and 18. Schooling, both state and private, is available within the district and surrounding areas. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park. Equestrian pursuits are also well catered for.

## COUNCIL TAX:

Three Rivers District Council band G: £3821.97

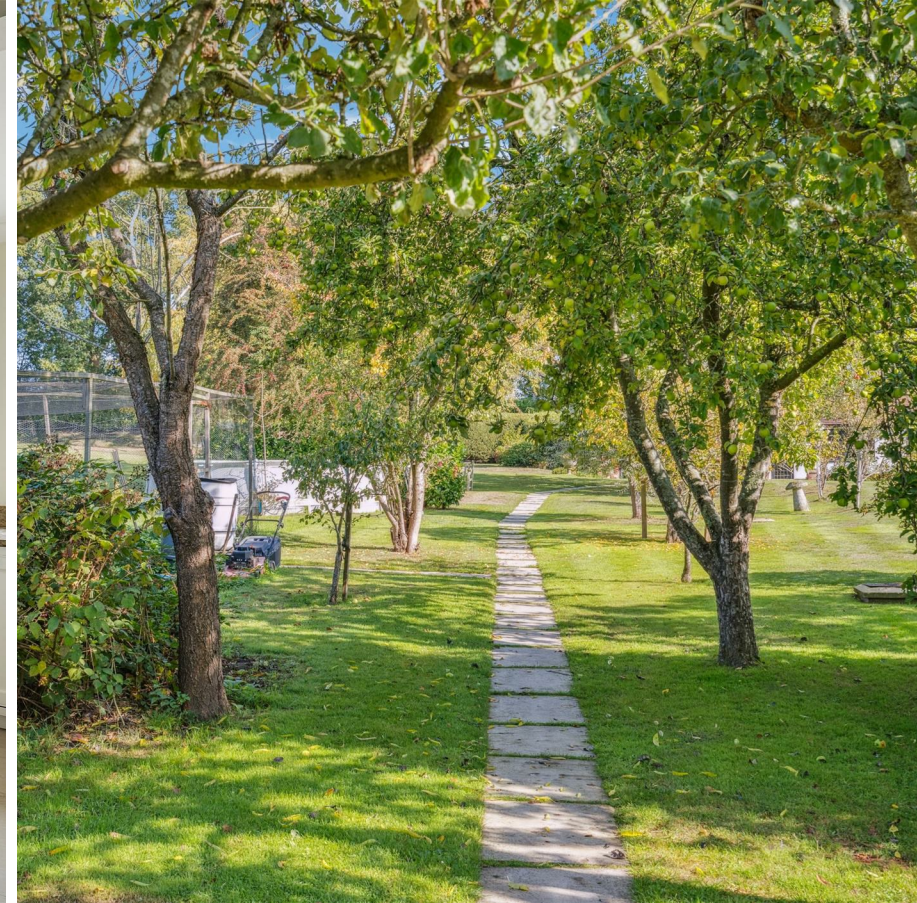
## TENURE / SERVICES:

Freehold  
Mains Gas and Electricity. Private drainage.  
22KW Electric Car Charger

## VIEWINGS:

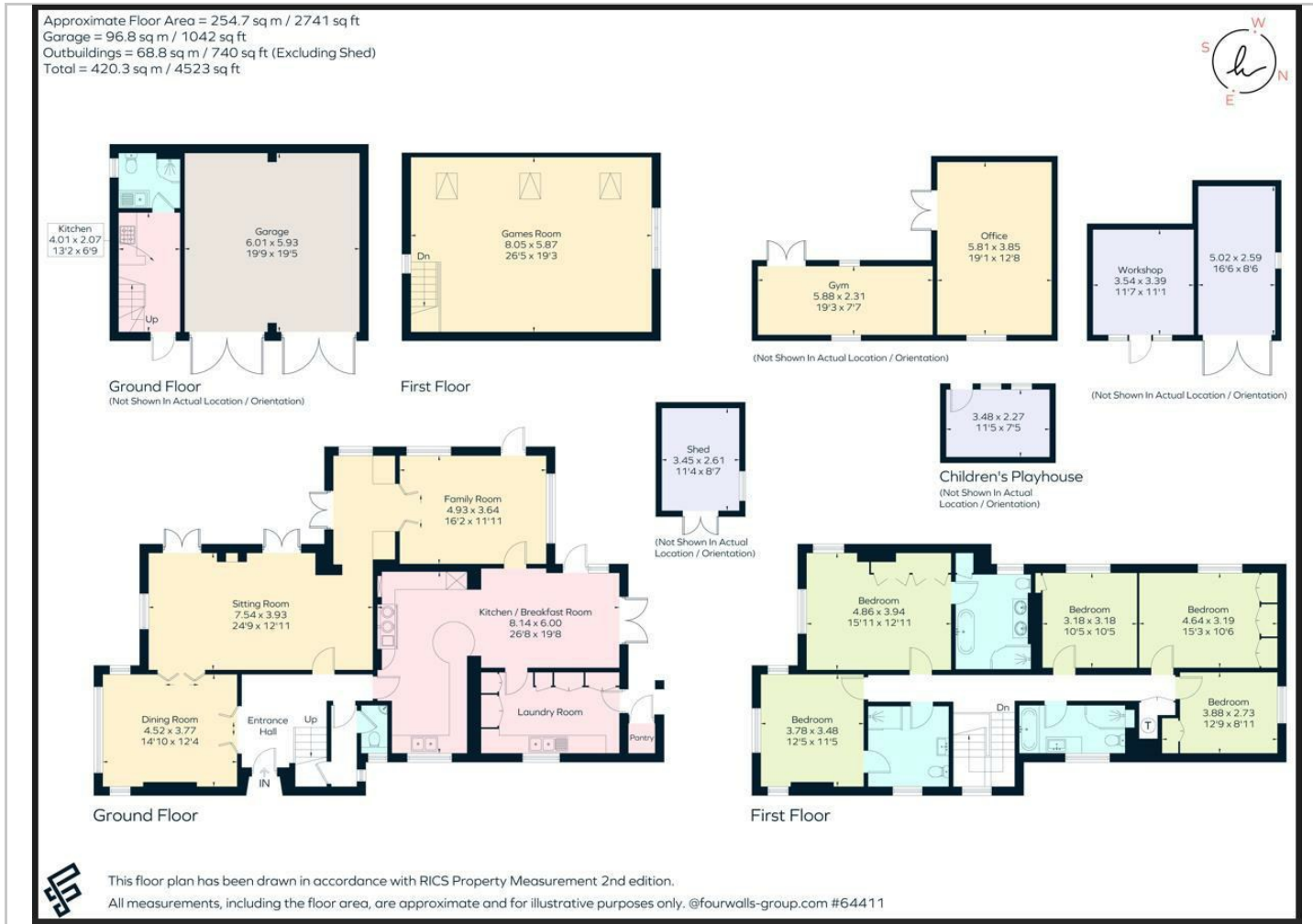
By appointment only please via the Vendors' Agents, John Roberts & Co. 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.



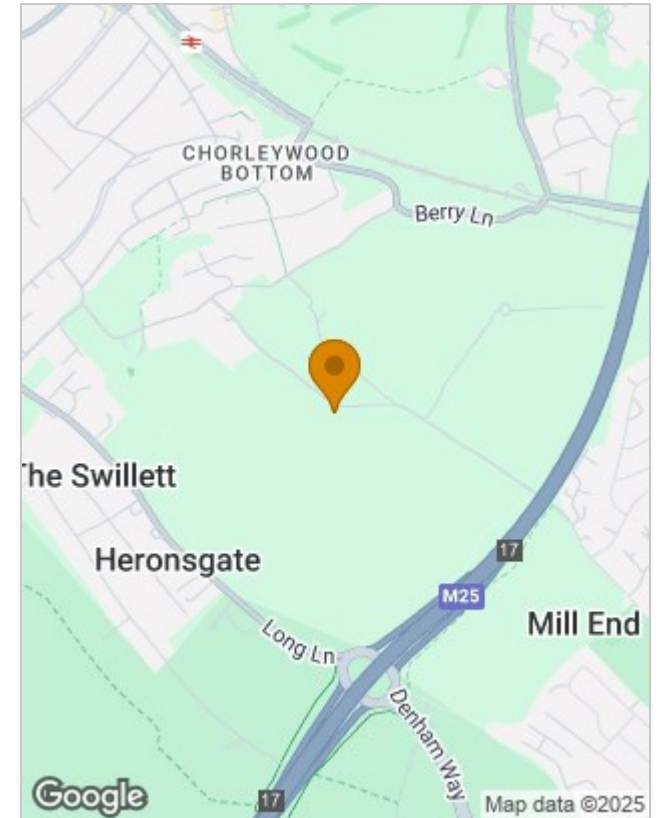




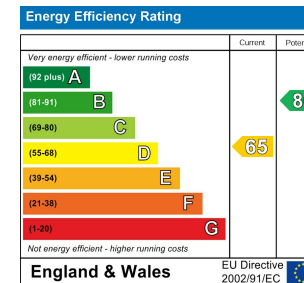
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

47B Lower Road, Chorleywood, Hertfordshire, WD3 5LQ  
 Tel: 01923 285 123 Email: james.newman@johnroberts.co.uk <https://www.johnroberts.co.uk>